



Holters

Local Agent, National Exposure

1 Rose Villa Oaklands, Builth Wells, LD2 3EY

Offers in the region of £248,000



Holters

Local Agent, National Exposure

1 Rose Villa Oaklands, Builth Wells, LD2 3EY

1 Rose Villa not only sounds a lovely place but it really is! This fantastic property is ideal for a family with 3 bedrooms, 3 reception rooms and a wonderful rear garden!

Key Features

- Fantastic Family Home
- Extended to Provide Three Reception Rooms
- Three Bedrooms with Dressing Room to Master Bedroom
- Modern Kitchen
- Well Presented Throughout
- Impressive Rear Garden
- Large Paved Seating Area
- Integral Workshop/Store
- UPVC Double Glazed & Mains Gas Boiler
- EPC D

The Property

The sale of 1 Rose Villa is a great opportunity for a family to acquire a lovely family home that offers three bedrooms, three reception rooms, a modern kitchen & bathroom and a fantastic garden! With bi-folding doors in the third reception room that open to the paved seating area and rear garden so you can sit and enjoy the views and watch the children playing in the garden.

On entering the property you immediately step in the kitchen, recently updated with fitted appliances is certainly impresses as you start you tour of the house. There are ample storage cupboards, worktop space and the room is extremely light with windows to both side elevations. Accessed off the

kitchen is a very useful utility room, fitted with a W.C, and modern boiler. Off the kitchen through an open doorway is the dining room, a pleasant room with wood flooring and a wood burning stove that comfortably takes a large dining table. To the rear of the property are two further reception rooms, on your left, again with the wood flooring continuing through, is the lounge which overlooks the garden and again with a wood burning stove can be a cosy evening room. The third reception room is currently a great playroom for the children! With bi-folding doors that open to the rear garden, the room is extremely light and enjoys a lovely outlook. The bi-folding doors are such an attractive feature and really make the accommodation flow well to the outside space, making it a great area for the family. The front part of the former garage remains and now offers an integral workshop/store room, ideal for bikes and gardening equipment and has a separate access to the front.

The first floor accommodation is again extremely well maintained, offering three double bedrooms, the master with a large dressing room which you walk through to get to the sleeping area and the second

bedroom has a fitted double wardrobe and like bedroom three has a nice view over the town to the Royal Welsh Showground and hills beyond. The bathroom is fitted with a modern, white suite and again is extremely well presented.

Outside

From front the property has two accesses, the main is through a shared pedestrian gate which opens to a small yard which leads to the kitchen. The second is over the parking area and leads via steps to the workshop/store room. The rear garden is such a selling point! With a large paved seating area which is accessed off the playroom and with steps descending to the large lawn and decked seating area, its a great space for a family. With steps descending to a further lawn, currently a home to the children's swing it could be a great space for a vegetable garden. At the end of the garden is a store shed, ideal for gardening equipment.

The Location

The property is located in the residential area of Oaklands which is within walking distance of the town centre. The market town of Builth Wells (Llanfair ym Mault) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United



Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

- Llandrindod Wells - 8 miles
- Brecon - 17 miles
- Hereford - 42 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the

customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



